

MINUTES
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
August 19, 2019
5:00 P.M.

Chairman Washington called the meeting to order at 5:05 p.m.

ROLL CALL

Members Present: Rossie Washington, Jr., Chairman; Ulysses Addison; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet; and April Hawthorne.

Members Absent: Clifford Grout, Vice-Chairman; Andy Allen and Todd Sterling.

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Rexter Chambers, Senior Planner; Collin Lindrew, Planner I and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. July 15, 2019

Motion to approve: Ellender, Hawthorne second
Motion carried, 6-0

COMPREHENSIVE PLAN UPDATE

Mr. Lindrew acknowledged that Planning Commission has received a grant from the State Historic Preservation Office for an updated historic building survey of Beauregard Town as well as the development of Design Guidelines for a potential historic district. He acknowledged that staff was working with Beauregard Town Civic Association on scheduling a community meeting.

RULES FOR CONDUCTING PUBLIC HEARINGS

Chairman Washington described the rules for conducting a public hearing.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

6, 9, 20

CONSENT - ITEMS FOR DEFERRAL

3, 10, 12, 22

CONSENT - ITEMS FOR APPROVAL

4, 5, 7, 11, 13, 14, 16, 19, 21, 23

Citizens requested that items 5, 7 and 21 be pulled from the consent agenda.

Motion to approve with the exception of items 5, 7 and 21: Gaudet, Addison second
Motion carried, 6-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. **PA-10-19 1000-1100 UND Ben Hur Road** To amend the Comprehensive Land Use Plan from Office to Compact Neighborhood on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg)
Related to PUD-2-00

Motion to approve: Gaudet, Ellender second
Motion carried, 6-0

3. **PUD-2-00 Creekside Cottages, Burbank University Final Development Plan** Proposed single family medium density residential lots on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) **Related to PA-10-19**
Deferred to September 16 by the Planning Director

Deferred 30 days with the consent agenda

4. **Case 44-19 9162, 9174, 9186 Jefferson Highway (Deferred from July 15 by Councilmember Watson)** To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on the property located on the south side of Jefferson Highway, to the west of Fleet Drive and east of Chelsea Drive, on Lots 130, 131, and 132 of Westminster Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson)

Approved, 6-0, with the consent agenda

5. **Case 50-19 General Airport (GA)** To revise the Official Zoning District Map to designate the boundary for General Airport (GA) to include airport properties located to the north of Harding Boulevard, to the east and west of Veterans Memorial Boulevard, to the south of Blount Road, and to the east and west of Plank Road. Sections 87, 89, 90, 91, 92, 93, 94 & 97, T6S, R1E, & Sections 46, 47, 48, 69, 72, 76 & 77, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks)

Mike Edwards, Director of Aviation with The Baton Rouge Metropolitan Airport, spoke in support.

Four citizens, Thomas Baumann; Jerry Rodrigue; Rinaldi Jacobs and Angela Tate, spoke in opposition

Motion to approve: Collins-Lewis, Ellender second
Motion carried, 6-0

6. **Case 51-19 15336 and 15356 Old Hammond Highway** To rezone from Rural to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Old Hammond Highway, to the west of Shady Glen Drive, and east of Boreas Drive, on a portion of Lots 4 and 5 of The Woodlands Subdivision. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 8– Amoroso)
Withdrawn by the applicant on August 1, 2019

Withdrawn with the consent agenda

7. **Case 52-19 3153 and 3191 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street, to the west of Beverly Drive, on a portion Lot 5-A, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 -Wicker)

The applicant, Scott Ritter, and one citizen, Chad Hughes, spoke in support.

Three citizens, Michael Bibler; Amber Goodwin and Heidi Sonnier, spoke in opposition.

Motion to defer 30 days: Addison, Collins-Lewis second
Motion carried, 6-0

8. **Case 53-19 12300-12400 UND Scotland-Zachary Hwy** To rezone from General Residential (A4) and Heavy Commercial (C2) to Heavy Commercial (HC1) on the property located at the east side of Scotland Avenue, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks)

Mr. Duke acknowledged that staff had received one message of opposition from Councilmember Banks.

Motion to deny: Collins-Lewis, Ellender second
Motion carried, 6-0

9. **Case 54-19 1655 Sherwood Forest Boulevard** To rezone from Single Family Residential (A1) to Rural on the property located to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. Section 18 & 38, T7S, R2E, GLD, EBRP, LA (Council District 4–Wilson) **Related to S-12-19**
Withdrawn by the applicant on August 1, 2019

Withdrawn with the consent agenda

10. **S-12-19 Lakes at Legacy** Proposed major low density single family residential subdivision to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. (Council District 4-Wilson) **Related to Case 54-19**

Deferred to September 16 by the Planning Director

Deferred 30 days with the consent agenda

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 11. PUD-17-06 Phase 1, Part 3B Revision 2, The Preserve at Harveston Final Development Plan** Revised building setback on property located east of Bluebonnet Boulevard and south of Highland Road, on the Remainder of Tract Y-5-A of the Longwood & Burtville Property. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

Approved, 6-0, with the consent agenda

- 12. PUD-1-11 Phase 1, Part 1 Revision 6, Point Marie Final Development Plan** Proposed revision to change Phase 1 boundaries, located southwest of Nicholson, north of River Road, and east of Ben Hur Road, on Lots H-1; H-2; G-1; P-1; F-1-A; G-1-A; P-M-1; CS-91-A-1; CS-1 through CS-27; CS-36 through 45; CS-50 through C-64; CS-70 through CS-88; CS-98; G-1 through G-15; MU-1 through MU-8; VC-1 through 36; VE-1 through VE-26; CS-65-A through CS-86-A; CS-89-A through CS-97-A of the Pointe Marie Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

Deferred to September 16 by the Planning Director

Deferred 30 days with the consent agenda

- 13. PUD-4-12 Zaxbys, The Greens at Millerville Final Development Plan** Proposed addition and relocation of pylon signs, located west of Millerville Road and north of Interstate 12, on Parcel 6 of the Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved, 6-0, with the consent agenda

- 14. PUD-6-13 Phase 1 Revision 1, The Lakes at Harveston Final Development Plan** Proposed revision to building setbacks on property located east of Nicholson Drive (Highway 30) and south of Bluebonnet Boulevard, on Tract C-1-A of the Burtville Plantation property. Section 52, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

Approved, 6-0, with the consent agenda

- 15. CUP-3-19 Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd) (Deferred from July 15 by Councilmember Hudson)** Existing building to be used as a reception hall, on property located south side of South Harrell's Ferry Road, east of O'Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

Mr. Duke acknowledged that he attended a community meeting with Councilmember Hudson on July 30. He also acknowledged that staff had received 7 messages of opposition.

The applicants, Phong Le and Joe Labbe', spoke in support.

Five citizens, Charles Dartez; Laurie Taylor; Richard Albrecht; Claire Delaune and Adele Smith, spoke in opposition.

Motion to approve: Addison, Collins-Lewis second
Motion failed, 4-2 with Ellender and Gaudet voting no.

- 16. S-6-19 Waters Edge at Lexington Estate (Deferred from June 17 for 30 days by Planning Director and 30 days by Councilmember Loupe to August 19 with the consent of the applicant)** Proposed major low density single family residential subdivision to the east of Brook Point Drive, south of Lexington Lakes Avenue, on a portion of Tract 1-A-1-A-1-B-1-A-1, and Tracts 1-A-1-A-1-B-1-A-2 and 1-A-1-A-1-B-1-B of the Lexington Estates Subdivision. (Council District 3-Loupe)

Approved, 6-0, with the consent agenda

- 17. S-9-19 University Cove (Deferred from July 15 by Councilmember Freiberg)** Proposed major low density single family residential subdivision located northeast of the intersection of Loyola Drive and Druid Circle, on Lots 6-Q and Y-Z of the University Hills Subdivision (Council District 12-Freiberg)

Mr. Duke acknowledged that staff had received one message of opposition.

Joseph Marino and Chris Zizzi, on behalf of the applicant, spoke in support.

Two citizens, Arthur Adams and Nora Adams, spoke in opposition.

Motion to approve: Ellender, Washington second
Motion carried, 6-0

- 18. S-10-19 Woodstock Park, Filing 1, Phase A & B, and Filing 2 (Deferred from July 15 by Councilmember Loupe)** Proposed major low density single family residential subdivision to the east of Nicholson Drive and south of Lexington Lakes Avenue, on Tract 1-B of Woodstock Plantation. (Council District 3-Loupe)

Mr. Duke acknowledged that staff had received one message of opposition.

Michael Thomassie, on behalf of the applicant, spoke in support.

Motion to approve: Gaudet, Hawthorne second
Motion carried, 6-0

19. **S-5-16** **Highland Cove** Proposed major low density single family residential subdivision to the south of Highland Road and west of Bluebonnet Boulevard, on Tract 2-A of the Willis Chaney Tract and Tract C-3-E-1 of the Ernest L. Chaney Tract (Council District 12-Freiberg)
Approved, 6-0, with the consent agenda

20. **SS-5-19** **James P. Creaghan Tract** Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Savannah Jane Lane, on Lot B-1, B-2, and B-3-A of the James P. Creaghan Tract. (Council District 9-Hudson)
Withdrawn by the applicant on July 25, 2019

Withdrawn with the consent agenda

21. **SS-6-19** **Vincent Moran Property** Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Redman Lake Drive, on the Vincent H. Moran Lot, being a portion of the Richard D. Delamatyr, Sr. Property (Council District 9-Hudson)

The applicant, Marques Harris, spoke in support.

One citizen, Leonard Thomas, spoke in support.

Four citizens, Al Pickett; Henry Randolph Hart; Ben Chapman and Juliette Dauterive, spoke in opposition.

Motion to approve: Collins-Lewis, Ellender second
Motion carried, 6-0

22. **SS-7-19** **Goodwood Estates (Flag Lot Subdivision)** Proposed low density single family residential subdivision to the south of Goodwood Avenue, and east of Keed Avenue, on Lot 10 of the Goodwood Estates Subdivision (Council District 11-Watson)
Deferred to September 16 by Councilmember Watson

Deferred 30 days with the consent agenda

23. **MP-1-19** **Leo's Mobile Home Park (4250 Blount Road) (Deferred from June 17 by Councilmember Banks and from July 15 by the Planning Commission)**
Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2-Banks)

Approved, 6-0, with the consent agenda

24. **INITIATE TEXT AMENDMENT – ALTERNATIVE PARKING ARRANGEMENTS, Section 17.4.5.A**

Motion to approve: Ellender, Washington second
Motion carried, 6-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Duke announced that the Planning Commission had recognized two projects for their outstanding design as part of the AIA Rose Awards. The two projects were, East Baton Rouge Tech & Career Education Center- Domain Architects and Red Stick Social- DNA Workshop.

Mr. Duke advised Commissioners that updated copies of Chapter 8, Appendix F, H and I were at their seats.

Mr. Duke acknowledged that he attended the Smart Cities Conference in Denver, Colorado.

Mr. Duke advised commission members that he would be out of the office on vacation August 29-30.

Mr. Duke acknowledged that staff attended three community meetings with more than 300 people in attendance on the Lakes of Legacy project, that will be on the agenda next month.

Mr. Duke reminded commission members that the Planning Commission offices will be closed for the upcoming Labor Day holiday on Monday, September 2nd.

Mr. Duke acknowledged Blanca Tejera, Senior Planner, as the latest Employee of the Month.

COMMISSIONERS' COMMENTS

Chairman Washington congratulated Blanca Tejera for being chosen as Employee of the Month.

ADJOURN

Motion to adjourn: Ellender, Gaudet second
Motion carried, 6-0

The meeting adjourned at 7:15 p.m.